028.A	0004	0031.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	658,000	/	658,000
USE VALUE:	658,000	/	658,000
ASSESSED:	658,000	/	658,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WINTER ST, ARLINGTON

OWNERSHIP

Unit #: 31-A

Owner 1:	DILANIAN MICHELLE TRUSTEE
Owner 2:	MICHELLE DILANIAN FAMILY TRUST
Owner 3:	
Street 1:	31 WINTER ST UNIT 31A
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DILANIAN MICHELLE -
Owner 2:	-
Street 1:	31 WINTER ST UNIT 31A
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Clapboard Exterior and 1329 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	655,200	2,800		658,000
Total Card	0.000	655,200	2,800		658,000
Total Parcel	0.000	655,200	2,800		658,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.11 /Parcel: 495.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 280720
GIS Ref:
GIS Ref:
Insp Date: 05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 028.A-0004-0031.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	655,200	2800	.		658,000		Year end	12/23/2021
2021	102	FV	636,500	2800	.		639,300		Year End Roll	12/10/2020
2020	102	FV	627,100	2800	.		629,900	629,900	Year End Roll	12/18/2019
2019	102	FV	599,700	2800	.		602,500	602,500	Year End Roll	1/3/2019
2018	102	FV	531,400	2800	.		534,200	534,200	Year End Roll	12/20/2017
2017	102	FV	485,200	2800	.		488,000	488,000	Year End Roll	1/3/2017
2016	102	FV	485,200	2800	.		488,000	488,000	Year End	1/4/2016
2015	102	FV	418,500	2800	.		421,300	421,300	Year End Roll	12/11/2014

!15385!

PRINT

Date	Time
12/30/21	20:40:18

LAST REV

Date	Time
09/17/19	11:10:43
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15385

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DILANIAN MICHEL	73073-242	2	8/7/2019	Convenience	1	No	No		
ABELOWITZ JASON	64443-315		10/31/2014		527,500	No	No		
ABELOWITZ JASON	58144-540		12/22/2011	Convenience	1	No	No		
VAKOC BENJAMIN	54844-439		6/17/2010		398,000	No	No		
CHAVES JOSE A &	48235-127		9/28/2006		381,000	No	No		

USER DEFINED

Prior Id # 1:	19553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2016	1502	Porch	7,250	C				rebuild porch
11/3/2015	1694	New Wind	22,386					
5/4/2011	384	Add Bath	10,400					LAUNDRY RM TO 3/4
10/26/2007	992	Manual	5,000			G9	GR FY09	finished storage i

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
4/2/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7873													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	407.551
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.17999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804936
Depreciation:	149718
Depreciated Total:	655218

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	529.00
Special Features:	0	Val/Su Net:	493.00
Final Total:	655200	Val/Su SzAd	493.00

SKETCH

UnSketched SubAreas:
GLA: 1329,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,329	407.550	541,635
Net Sketched Area:		1,329	Total:	541,635
Size Ad	1329	Gross Area	1329	FinArea 1329

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.A-0004-0031.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	FR	1930	27.50	T	50	102			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:	Total: 2,800

IMAGE

AssessPro Patriot Properties, Inc